



Talbot County Planning Commission Agenda

Wednesday, February 4, 2015 at 9:00 a.m.
Bradley Meeting Room, Talbot County Courthouse
11 N. Washington Street, Easton, Maryland

1. **Call To Order**
2. **Decision Summary Approval for:**
 - a. January 7, 2015
3. **Old Business**
 - a. Special Meeting Decision Summary Approval for December 5, 2014
 - b. Special Meeting Decision Summary Approval for January 7, 2015
 - c. **Applicant:** Talbot County Department of Planning and Zoning
Agent: Martin Sokolich, Long Range Planner
Request: Recommendation to County Council—Recommendation of Interim Status Report on Local 2015 TMDL Milestones
4. **New Business**
 - a. **Applicant:** J. Michael Potter and Deborah O. Potter
File No.: A211
Agent: Charles Paul Goebel, Architect, Ltd.
Request: Administrative Variance—expansion non-conforming structure
Location: 27303 Baileys Neck Road, Easton, MD 21601
Zoning: Map 41, Grid 23, Parcel 40; Zone: RR
 - b. **Applicant:** The New Saint John's United Methodist Church
File No.: Appeal No. 14-1626
Agent: Jerry Barrows
Request: Special Exception recommendation to Board of Appeals—Modification of a special exception to expand the existing church to 136 square feet
Location: 9123 Tilghman Island Road
Zoning: Map 22, Grid 13, Parcel 73; Zone: WRC
 - c. **Applicant:** Nagel Farm Service II, LLC
File No.: L1225
Agent: Chris Waters, Waters Professional Land Surveying
Request: Sketch Major Line Revision
Location: 14209 Old Wye Mills Road, Wye Mills, MD 21679
Zoning: Map 1, Grid 10, Parcel 7 & 11; Zone: VC/AC
 - d. **Applicant:** Nagel Farm Service II, LLC
File No.: Appeal No. 14-1625 and SP 555
Agent: Chris Waters, Waters Professional Land Surveying
Request: (1) Special Exception recommendation to Board of Appeals— Modification to the grain processing, drying and storage special exception use to allow the expansion of that use onto additional property located immediately adjacent to applicant's property and being a portion of the property owned by J. Howard and Mary Ruth Meredith, which is being acquired by the applicant
(2) Major Site Plan—Create additional grain storage facilities
Location: 14209 Old Wye Mills Road, Wye Mills, MD 21679
Zoning: Map 1, Grid 10, Parcel 7 & 11; Zone: VC
 - e. **Applicant:** Edward Rhodes
File No.: M1158

- Agent:** Chris Waters, Waters Professional Land Surveying
Request: (1) Sketch Small Scale Subdivision
(2) Minor Revision Plat
Location: Dudley Road, Queen Anne, MD
Zoning: Map 6 & 3, Grid 1 & 20, Parcel 1 & 3; Zone: AC
- f. Applicant:** Comprehensive Plan
Agent: Department of Planning and Zoning
Request: (1) Continuation of Public Hearing
(2) Recommendation to County Council
- g. Applicant:** Sharon M. VanEmburch, Ewing, Dietz, Fountain and Kaludis
File No.: C638
Request: Recommendation to County Council—Annexation certain lands by Aphenia Pharma Solutions Maryland, LLC (formerly Celeste Contract Packaging, LLC), located on the west side of Industrial Park Road and consisting of 22.136± acres of land, more or less, into the Town of Easton, Tax Map 34, Grid 18, Parcels 200 & 208

5. Discussion Items

- a.** Phillips Wharf Environmental Center (PWEC) —change to main building and replacement of metal building

6. Staff Matters

7. Work Sessions

8. Commission Matters

9. Adjournment